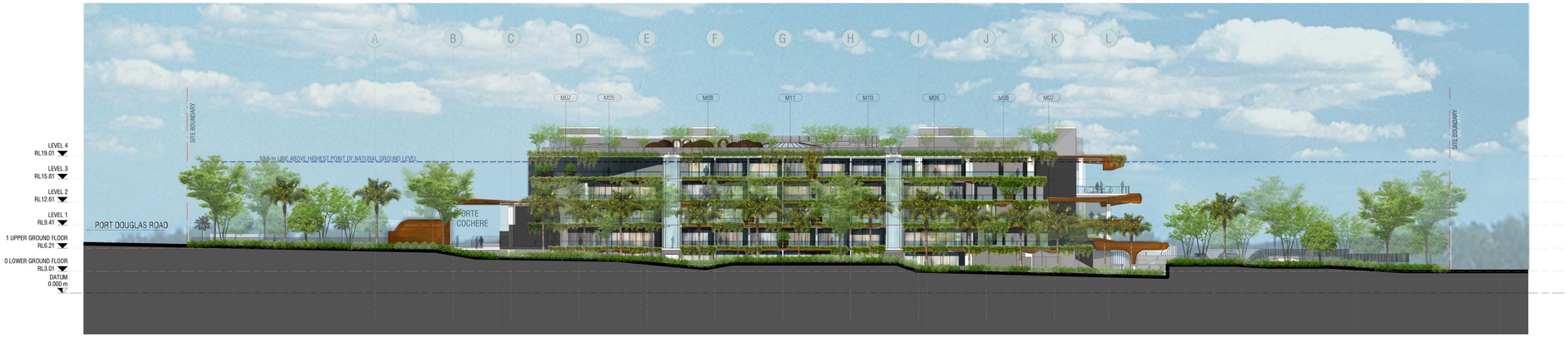
DEVELOPMENT APPLICATION

SUBMISSION

1 BUILDING ELEVATION 1 - NORTH EAST

1 : 250

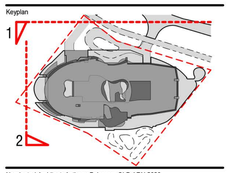


2 BUILDING ELEVATION 2 - NORTH WEST

1 : 250

Rev.	Date	Description	Iss.	Appr.
A	14/08/2020	PRE-DA CLIENT SUBMISSION	ST	ME
B	25/08/2020	PRE-DA UPDATE	SU	ME
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



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File

LEGEND

M01	COPPER CLADDING TO STRUCTURAL ELEMENTS INCLUDING BOTH HORIZONTAL AND VERTICAL FEATURES, INCLUDING SKYLIGHTS, POD STRUCTURES AND AWNINGS
M02	LOCALLY SOURCED SANDSTONE FOR FEATURE LANDSCAPING AND WATER FEATURE ELEMENTS
M03	DULUX EGGSHELL PINK FOR GRC SCULPTURAL HANGING PLANTERS (VARIES)
M04	BURNISHED COPPER | SATIN BROWN FINISH FOR EXPOSED EGRESS DOORS, RAINWATER PIPES AND VARIOUS METAL WORKS INCLUDING BALUSTRADES
M05	GLASS AND METAL BALUSTRADE TO HOTEL ROOMS
M06	TIMBER FORMED CONCRETE TO BALCONY PARTITION WALLS WITH BRICK VARIATION AND GAPS
M07	AGED BRONZE PATINA FOR FEATURE TALL PLANTER BOXES AND SELECTED AREAS LIKE PORTE COCHERE AND THE F&B AREAS
M08	DULUX STEPNEY FOR GRC SCULPTURAL HANGING PLANTERS, FINISH TBA (VARIES)
M09	SOLID IRONBARK TIMBER TO SELECTED EXTERNAL WALLS AND HOTEL ENTRY DOOR FRAMING.
M10	MICACEOUS PAINT FINISH, COLOUR: METEORITE SHOWER TO SKYLIGHT FRAMING AND METAL BALUSTRADE TO PLANT AREA
M11	GLASS SKYLIGHT STRUCTURE TO INTERIOR VOIDS
M12	TIMBER AND BAMBOO FINISH TO UNDERSIDE OF PORTE COCHERE
M13	COPPER FINISH TO COLUMNS AT THE PORTE COCHERE

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FAIRMONT RESORT

71-85 Port Douglas Rd, Port Douglas QLD 4877, Australia

Project Number
219194

Status: DA SUBMISSION

Date Plotted: 8/28/2020 4:51:48 PM

Date Issued: 31/08/2020

Scale: As indicated @A0

0 2.5 5 10 15 20M

Drawing Title
ELEVATIONS
BUILDING ELEVATIONS
RENDERED

Drawing Number
DA-0403

Revision
1

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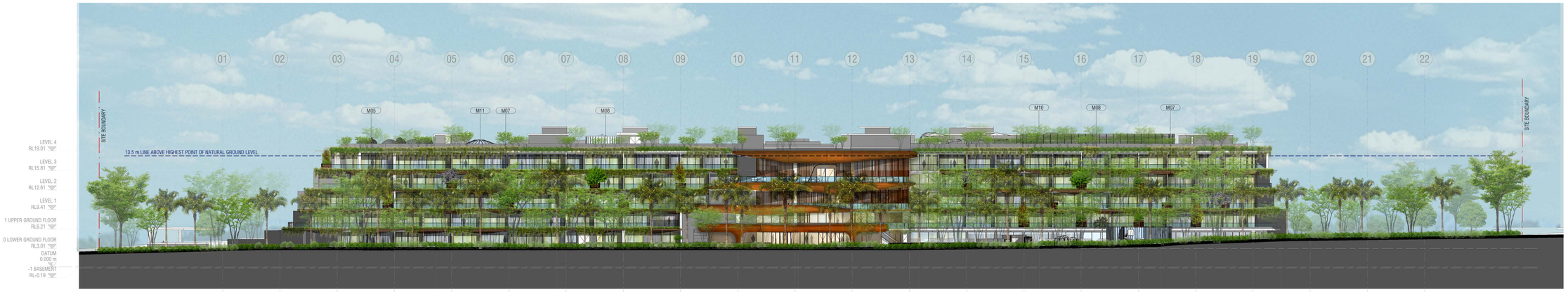
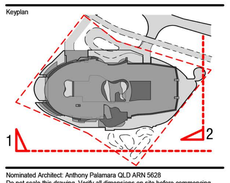


1 BUILDING ELEVATION 3 - SOUTH WEST
1 : 250

2 BUILDING ELEVATION 4 - SOUTH EAST
1 : 250

Rev.	Date	Description	Iss.	Appr.
A	14/08/2020	PRE-DA CLIENT SUBMISSION	ST	ME
B	25/08/2020	PRE-DA UPDATE	SJ	ME
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



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Project Number
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Status: DA SUBMISSION
Date Plotted: 8/28/2020 5:00:19 PM
Date Issued: 31/08/2020
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Drawing Title
ELEVATIONS
BUILDING ELEVATIONS
RENDERED

Drawing Number
DA-0404
Revision
1

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DEVELOPMENT APPLICATION

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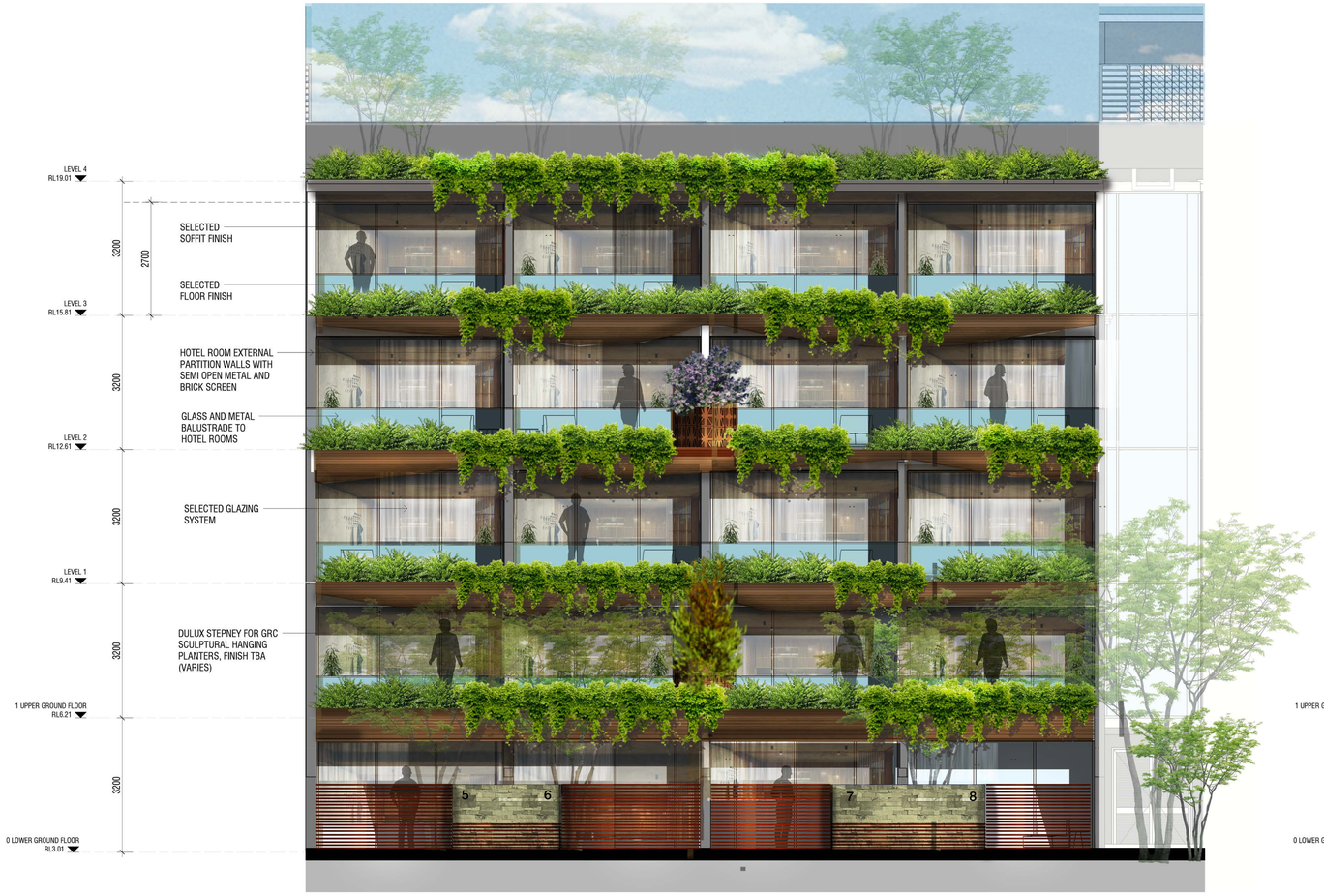
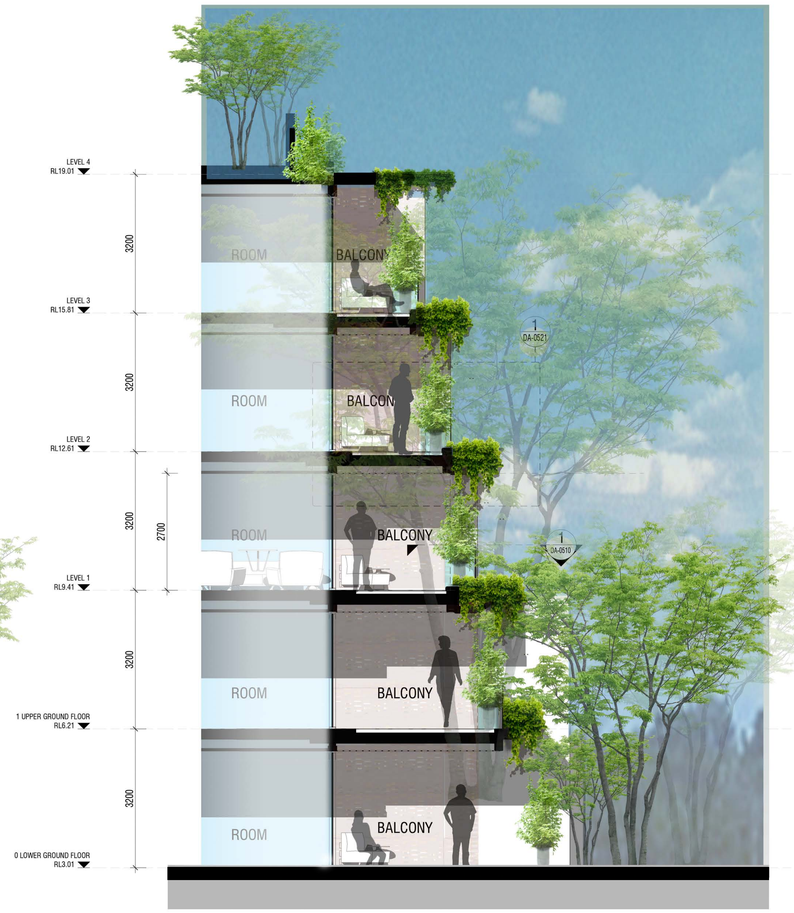


2 TYPICAL GUEST BALCONY - ELEVATION
1 : 50



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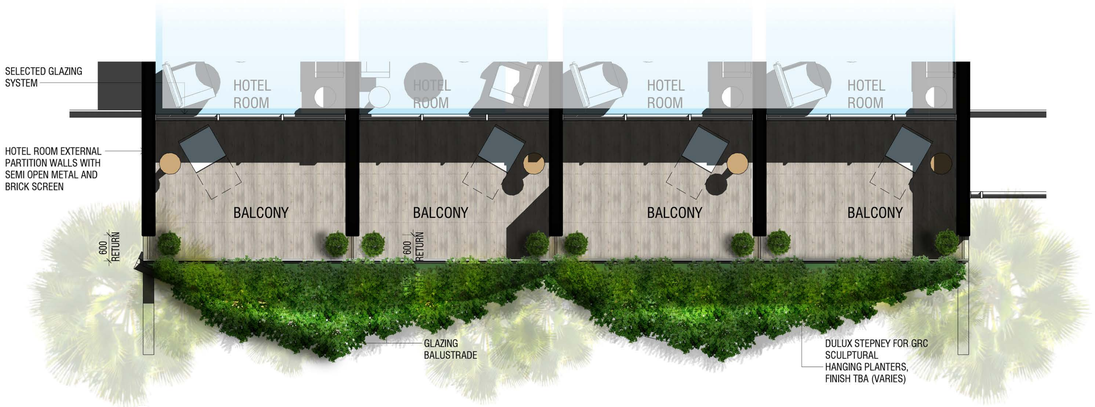

1 TYPICAL GUEST BALCONY - PLAN
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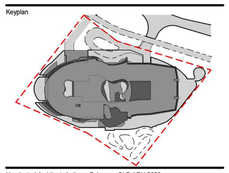
C	25/08/2020	PRE-DA UPDATE	SU	ME
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



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Drawing Title
SECTIONS
DETAIL SECTIONS
TYPICAL BALCONY

Drawing Number
DA-0510

Revision
1

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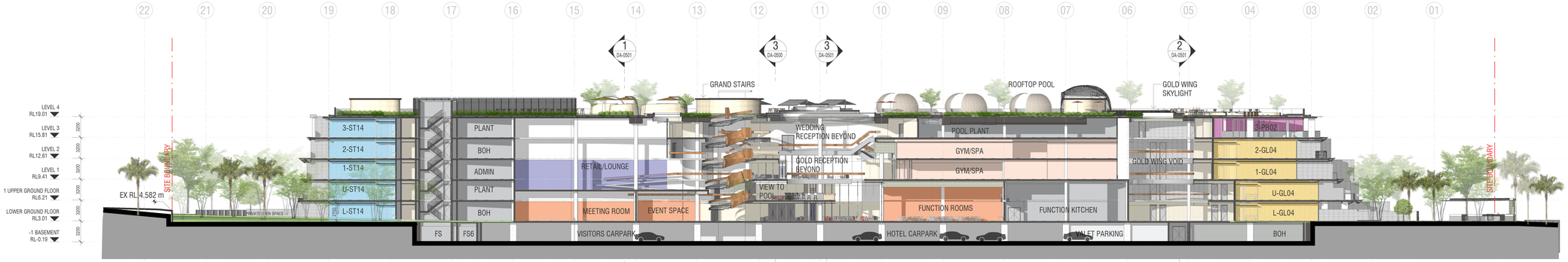

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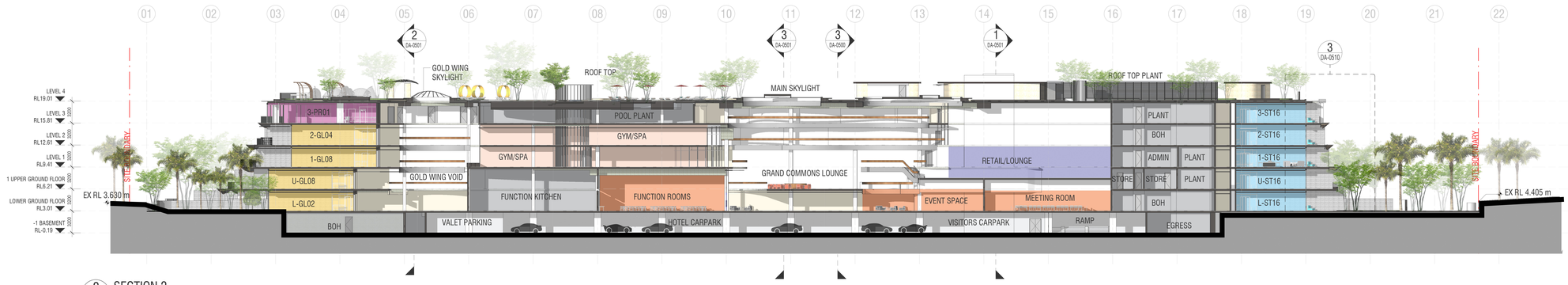

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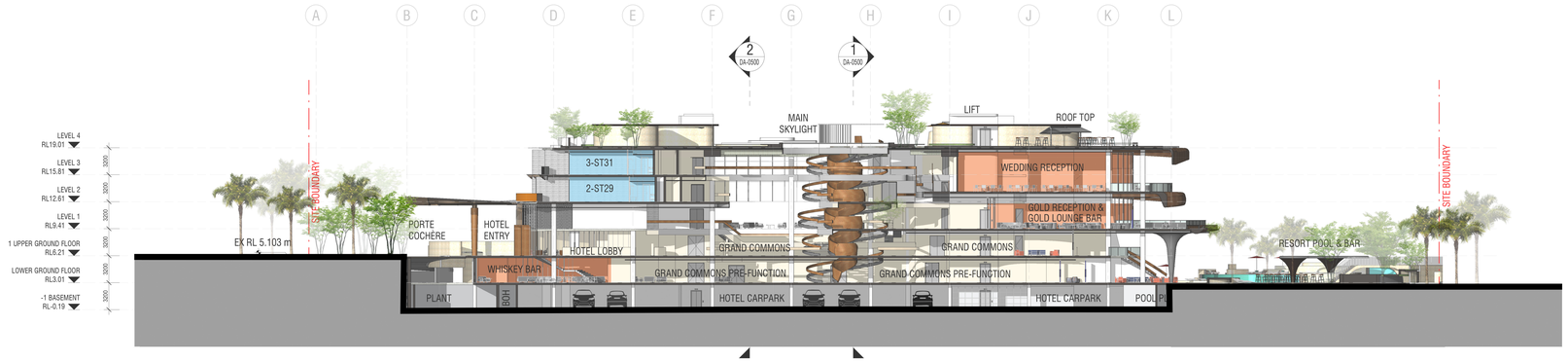

3 SECTION 3
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A	20/07/2020	DRAFT	SA	ME
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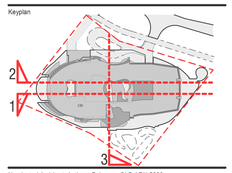
C	25/08/2020	PRE-DA UPDATE	SJ	ME
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



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Date Plotted: 9/2/2020 1:51:27 PM
Date Issued: 31/08/2020
Scale: 1 : 250 @A0

Drawing Title
BUILDING SECTIONS

Drawing Number
DA-0500

Revision
1

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C	25/08/2020	PRE-DA UPDATE	SU	ME
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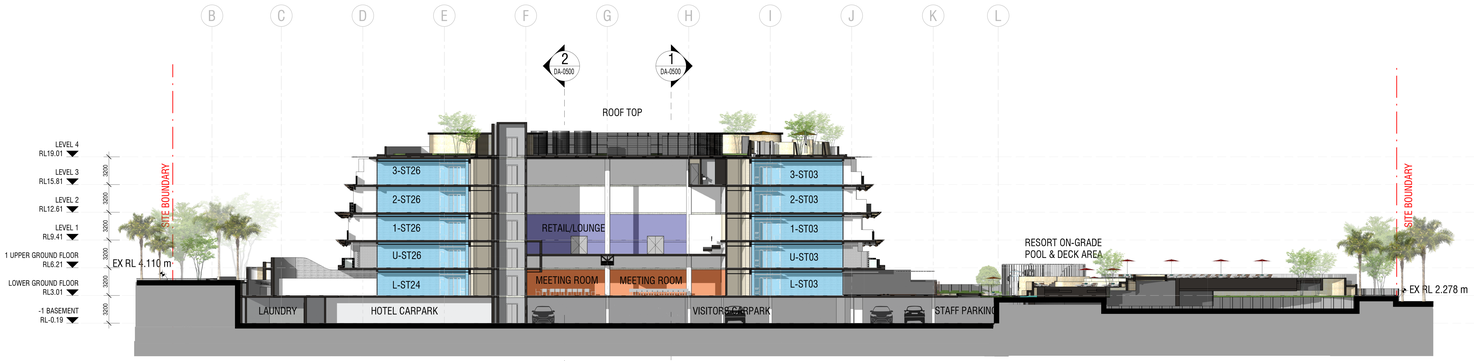

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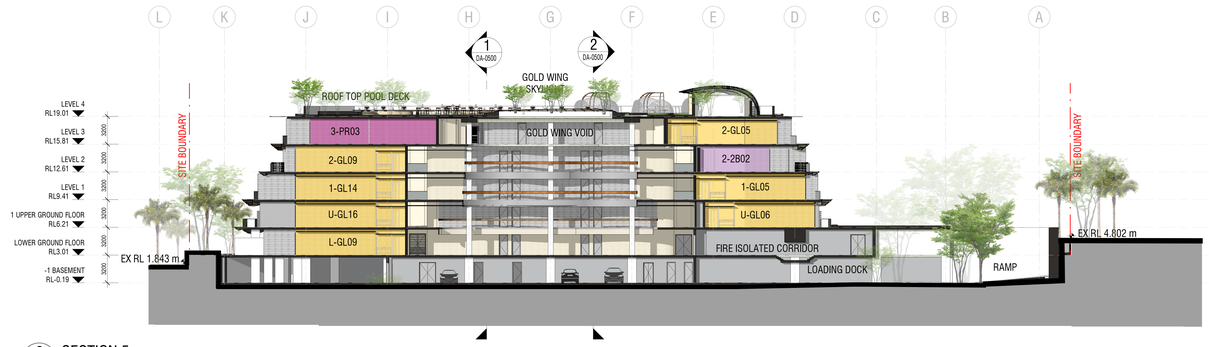

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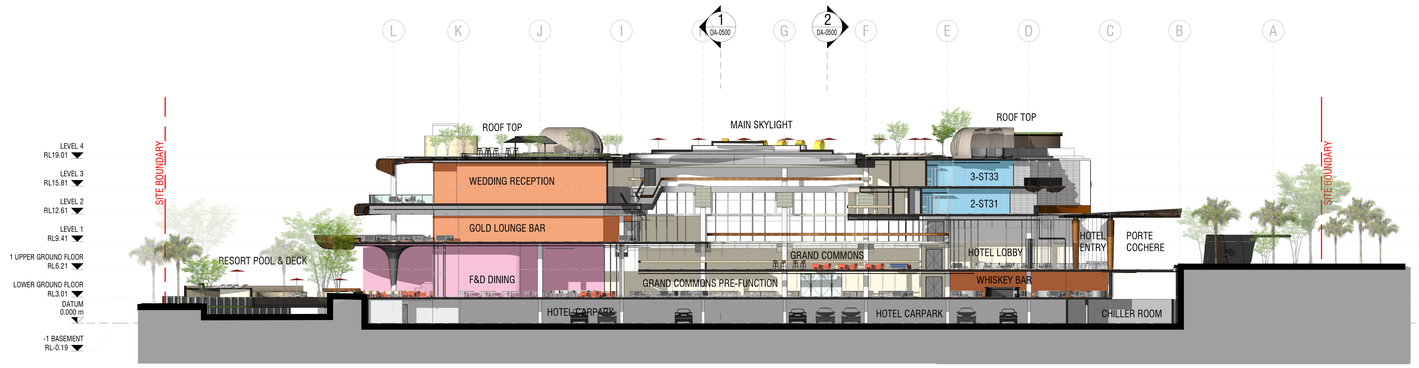

3 SECTION 6
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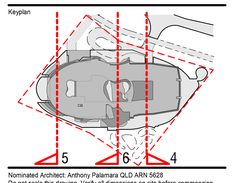
Keyplan



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Project Number
219194

Status	DA SUBMISSION
Date Plotted	9/2/2020 1:49:25 PM
Date Issued	31/08/2020
Scale	1 : 250 @A0

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Drawing Title
BUILDING SECTIONS

Drawing Number
DA-0501

Revision
1

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01

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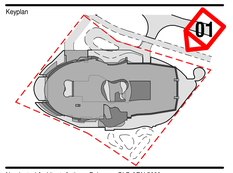
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



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Status	DA SUBMISSION
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Date Issued	31/08/2020
Scale	Not to scale

Drawing Title
BUILDING PERSPECTIVE

Drawing Number
DA-0700

Revision
1

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DEVELOPMENT APPLICATION

02

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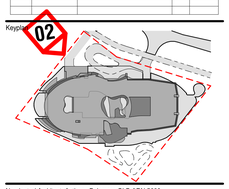
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



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Status: DA SUBMISSION

Date Plotted: 8/28/2020 3:46:10 PM

Date Issued: 31/08/2020

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Drawing Title
BUILDING PERSPECTIVE

Drawing Number
DA-0710

Revision
1

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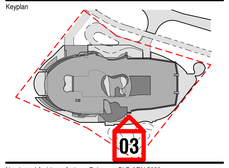
Keyplan



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BUILDING PERSPECTIVE

Drawing Number
DA-0720

Revision
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DEVELOPMENT APPLICATION SUBMISSION

04

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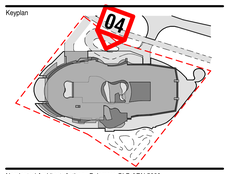
A	14/08/2020	PRE-DA CLIENT SUBMISSION	ST	ME
B	25/08/2020	PRE-DA UPDATE	SU	ME
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



Nominated Architect: Anthony Palamara QLD ARN 5628

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Project
FAIRMONT RESORT
71-85 Port Douglas Rd, Port Douglas QLD 4877, Australia

Project Number
219194

Status: DA SUBMISSION

Date Plotted: 8/28/2020 3:46:26 PM

Date Issued: 31/08/2020

Scale: Not to scale
0 10 20 40 60 80M

Drawing Title
BUILDING PERSPECTIVE

Drawing Number: **DA-0730**
Revision: **1**

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05

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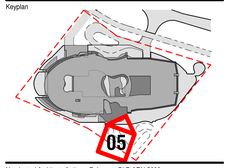
Keyplan



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FAIRMONT RESORT
71-85 Port Douglas Rd, Port Douglas QLD 4877, Australia

Project Number
219194

Status DA SUBMISSION

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Date Issued 31/08/2020

Scale Not to scale
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Drawing Title
BUILDING PERSPECTIVE

Drawing Number
DA-0740

Revision
1

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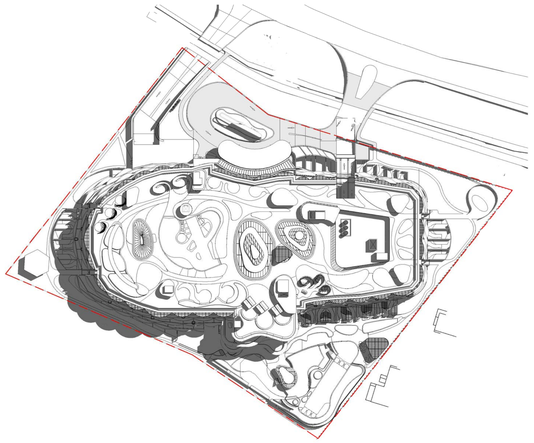

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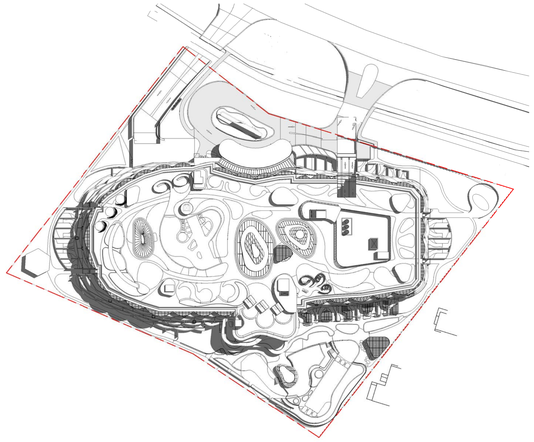

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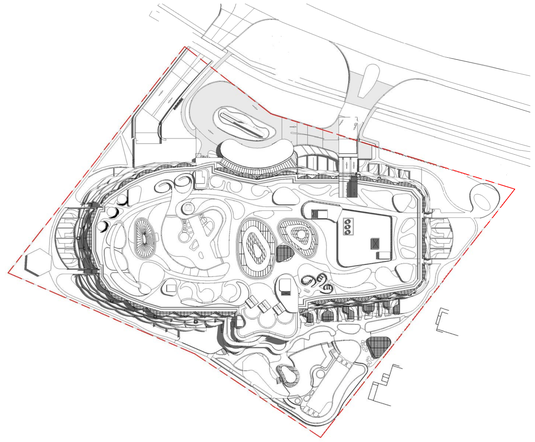

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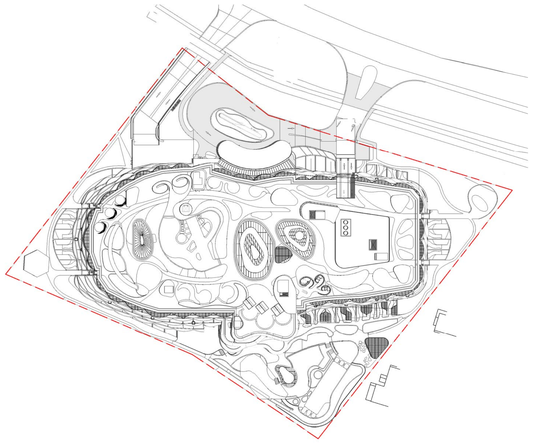

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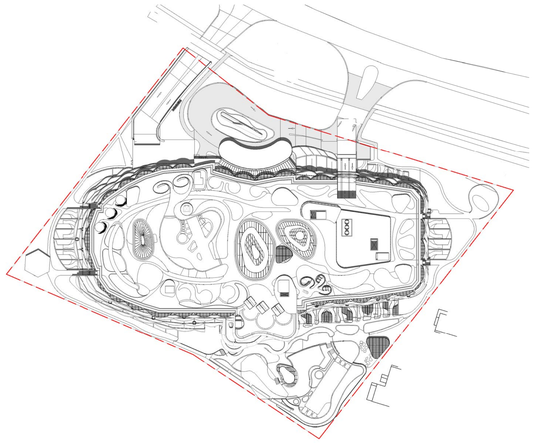

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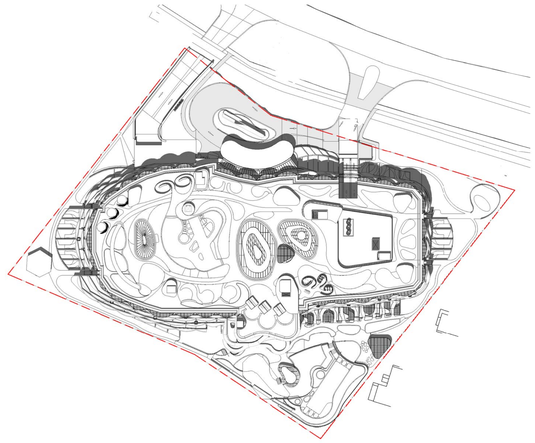

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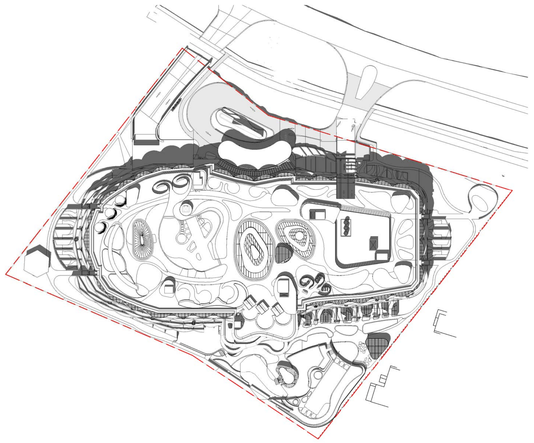

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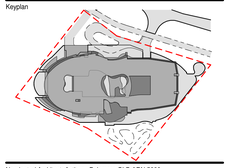
A	20/07/2020	DRAFT	SA	ME
B	14/08/2020	PRE-DA CLIENT SUBMISSION	ST	ME
C	25/08/2020	PRE-DA UPDATE	SU	ME
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



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Project
FAIRMONT RESORT
71-85 Port Douglas Rd, Port Douglas QLD 4877, Australia

Project Number
219194

Status DA SUBMISSION

Date Plotted 8/28/2020 5:01:31 PM

Date Issued 31/08/2020

Scale 1 : 1000 @A0

0 10 20 40 60 80M

Drawing Title
SHADOW DIAGRAMS - SUMMER

Drawing Number
DA-0810

Revision
1

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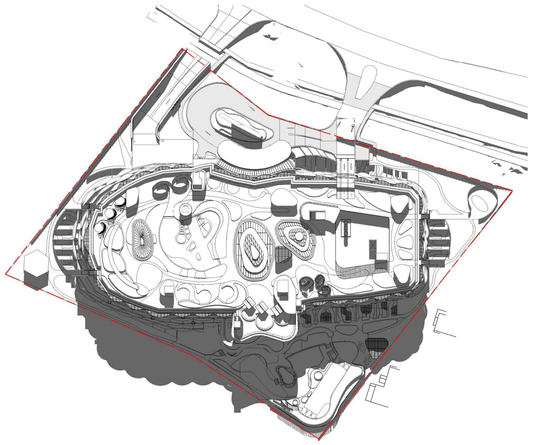

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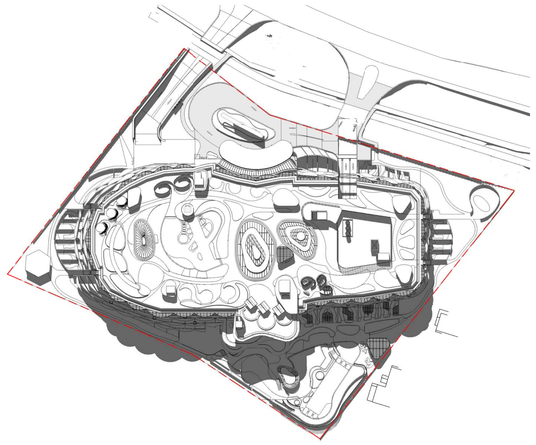

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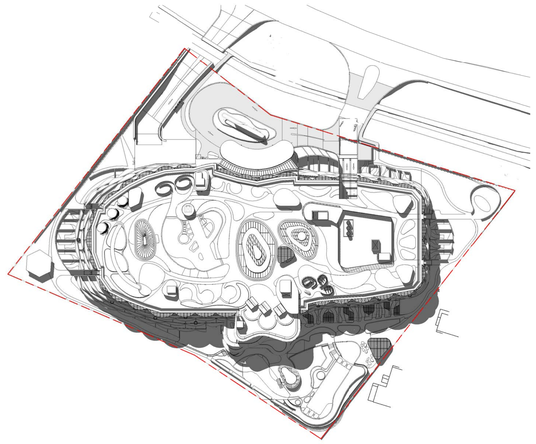

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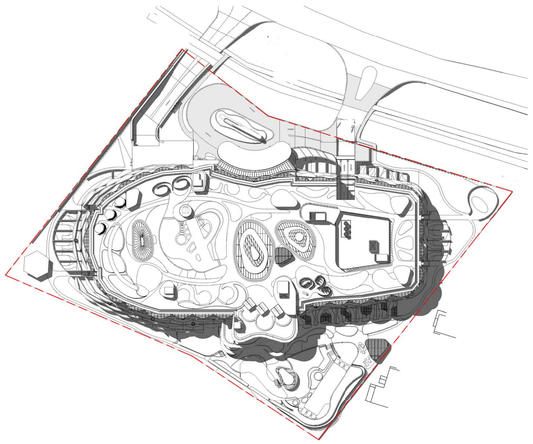

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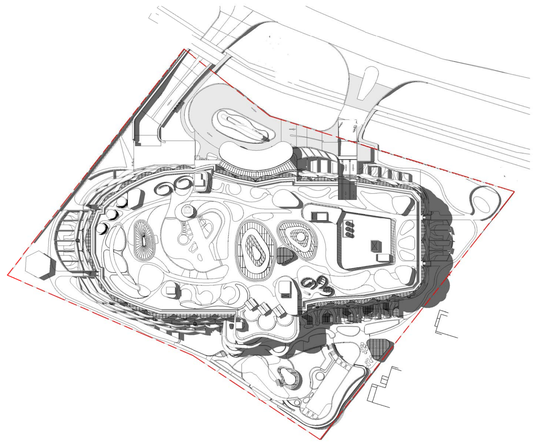

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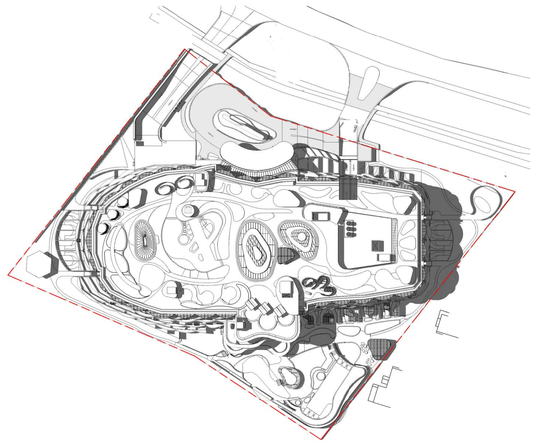

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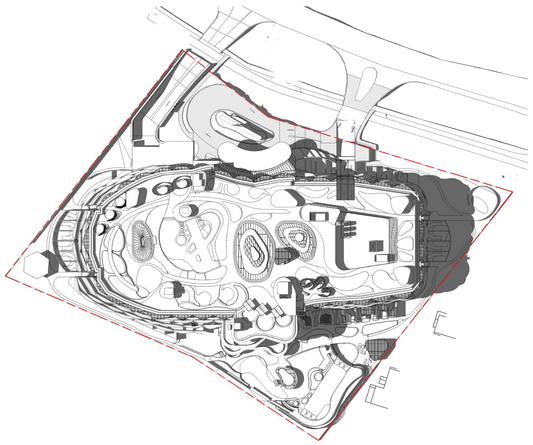

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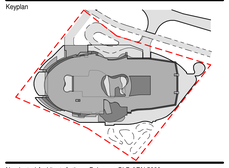
C	25/08/2020	PRE-DA UPDATE	SU	ME
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



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71-85 Port Douglas Rd, Port Douglas QLD 4877, Australia

Project Number
219194

Status: DA SUBMISSION
Date Plotted: 8/28/2020 5:13:37 PM
Date Issued: 31/08/2020
Scale: 1 : 1000 @A0

Drawing Title
SHADOW DIAGRAMS - WINTER

Drawing Number
DA-0811

Revision
1

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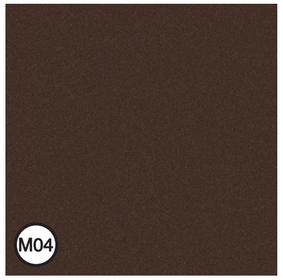
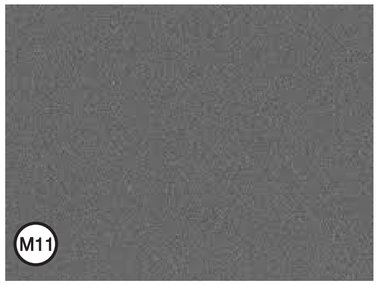




LEGEND

M01 COPPER CLADDING TO PROMINENT STRUCTURAL ELEMENTS BOTH HORIZONTAL AND VERTICAL FEATURES INCLUDING SKYLIGHTS, POD STRUCTURES AND AWNINGS

M02 LOCALLY SOURCED SANDSTONE FROM CAIRNS FOR FEATURE LANDSCAPING AND WATER FEATURE ELEMENTS

M03 DULUX EGGSHELL PINK FOR GRC SCULPTURAL HANGING PLANTERS, FINISH TBA

M04 BURNISHED COPPER | SATIN BROWN FINISH FOR EXPOSED RAINWATER PIPES, EGRESS DOORS AND VARIOUS METAL WORK INCLUDING BALUSTRADING

M05 GLASS AND METAL BALUSTRADING TO HOTEL ROOMS

M06 TIMBER FORMED CONCRETE TO BALCONY PARTY WALLS WITH BRICK VARIATION AND GAPS

M07 AGED BRONZE PATINA FOR FEATURE TALL PLANTER BOXES AND SELECT AREAS LIKE THE PORTE COCHERE AND THE F&B AREAS

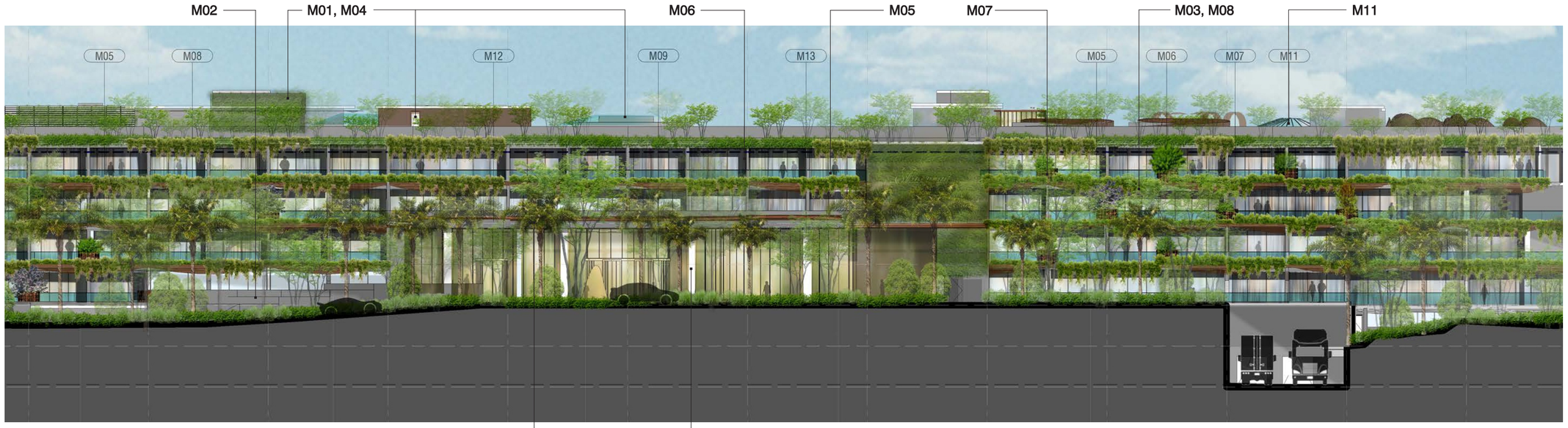
M08 DULUX STEPNEY FOR GRC SCULPTURAL HANGING PLANTERS, FINISH TBA. ALSO TO BE USED IN SOFFITS TO F&B AREAS

M09 SOLID IRONBARK TIMBER TO SELECT EXTERNAL WALLS AND HOTEL ENTRY DOOR FRAMING. ALSO USED FOR SOFFITS, POOL DECKING, AND TIMBER STRUCTURES

M10 OPEN-WEAVED PAVING TO VARIOUS AREAS OF PUBLIC AND PRIVATE OPEN SPACE GARDEN AND LANDSCAPED AREAS.

M11 MICACEOUS PAINT FINISH, COLOUR: METEORITE SHOWER TO SKYLIGHT FRAMING, AND METAL BALUSTRADE TO PLANT AREA

S



1 PART ELEVATION - NORTH EAST
1 : 250 @ A0

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CHIODO corporation

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PROJECT MANAGEMENT

Project
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71-85 Port Douglas Rd, Port Douglas QLD 4877, Australia

Project Number
219194

Status DA SUBMISSION

Date Plotted 14/08/2020 2:08:39 PM

Date Issued 14/08/2020

Scale

Drawing Title
EXTERNAL FINISHES

Drawing Number
DA-0900

Revision
1

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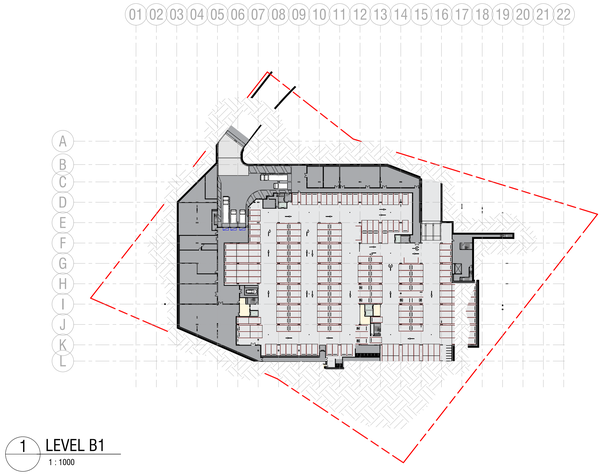

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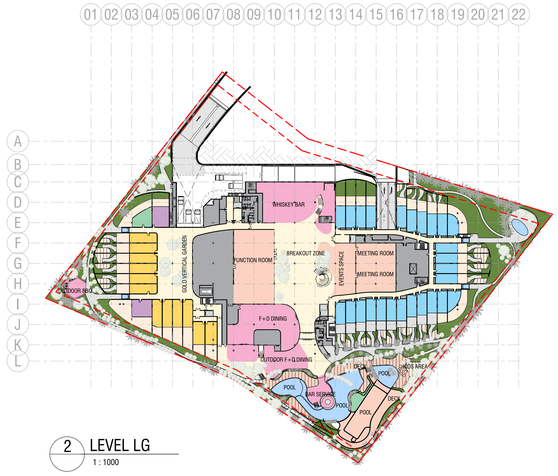

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3 LEVEL UG
1 : 1000

4 LEVEL 1
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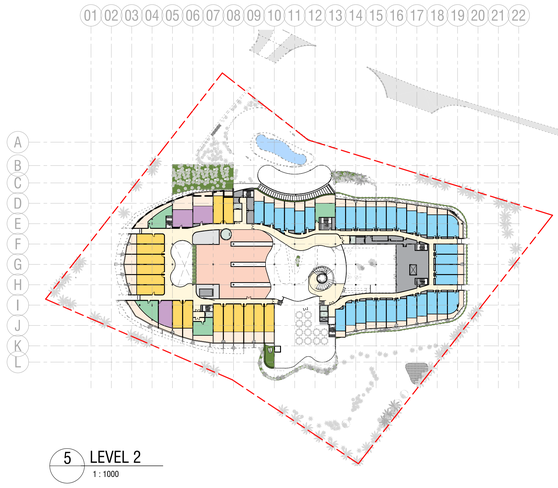

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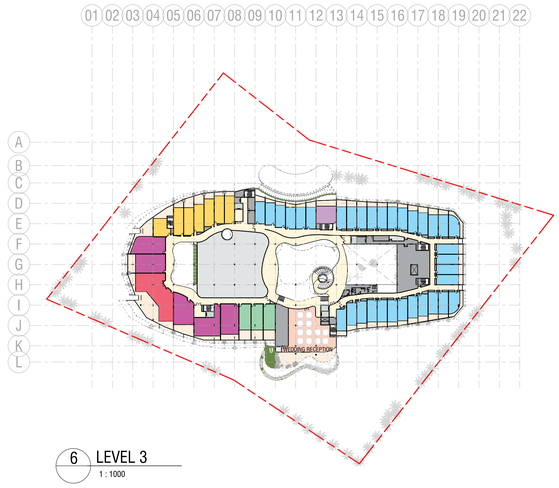

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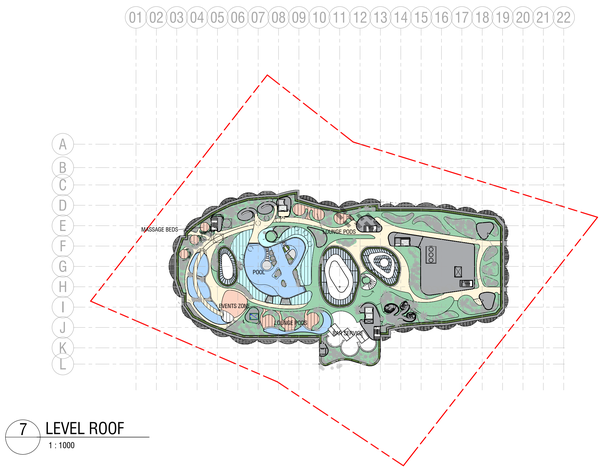


7 LEVEL ROOF
1 : 1000

Legend

- STANDARD ROOM
- 1 BED
- 2 BED
- PRESIDENTIAL
- ROYAL
- GOLD ROOMS
- CIRCULATION
- F+D
- GOLD LOUNGE BAR
- GOLD RECEPTION
- BAR SERVICE
- KITCHEN
- LEISURE
- PRIVATE OPEN SPACE
- PL
- POOL
- LANDSCAPE
- CARPARK
- AMENITY
- ROOF
- BOH
- SPECIALTY
- PLANT
- STORAGE
- VT & LOADING

FAIRMONT PORT DOUGLAS - HOTEL PROGRAM

HOTEL ROOM	MIN SIZE	NUMBERS	RATIO %
LOWER GROUND FLOOR			
STANDARD ROOM	45m2	26	9%
GOLD ROOMS	56m²	12	5%
1 BED	63m²	1	0%
2 BED	72m²	2	1%
		41	15%
1 UPPER GROUND FLOOR			
STANDARD ROOM	45m2	28	10%
GOLD ROOMS	56m²	20	8%
1 BED	63m²	4	2%
		52	20%
LEVEL 1			
STANDARD ROOM	45m2	28	10%
GOLD ROOMS	56m²	20	8%
1 BED	63m²	4	2%
		52	20%
LEVEL 2			
STANDARD ROOM	45m2	34	12%
GOLD ROOMS	56m²	16	7%
1 BED	63m²	4	2%
2 BED	72m²	3	2%
		57	22%
LEVEL 3			
STANDARD ROOM	45m2	34	12%
GOLD ROOMS	56m²	7	3%
1 BED	63m²	3	1%
2 BED	72m²	1	1%
PRESIDENTIAL	117m²	5	4%
ROYAL	225m²	1	2%
		51	23%
Grand total: 253		253	100%

HOTEL ROOM	NUMBERS	RATIO %
STANDARD ROOM	150	51%
GOLD ROOMS	75	32%
1 BED	16	8%
2 BED	6	3%
PRESIDENTIAL	5	4%
ROYAL	1	2%
Grand total: 253	253	100%

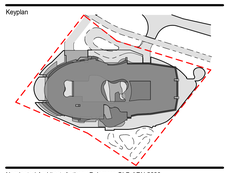
PUBLIC AREAS	AREA
LOWER GROUND FLOOR	
BREAKOUT ZONE	1280 m²
DECK	353 m²
EVENTS SPACE	319 m²
FUNCTION ROOM	650 m²
KIDS AREA	70 m²
MEETING ROOM	417 m²
OUTDOOR BBQ	84 m²
OUTDOOR F + D DINING	333 m²
POOL	793 m²
	4300 m²
1 UPPER GROUND FLOOR	
GRAND COMMONS LOUNGE	683 m²
HOTEL LOBBY	250 m²
RECEPTION	82 m²
	1015 m²
LEVEL 1	
GYM/SPA	865 m²
RETAIL/LOUNGE	478 m²
	1343 m²
LEVEL 2	
GYM / SPA	809 m²
	809 m²
LEVEL 3	
WEDDING RECEPTION	371 m²
	371 m²
LEVEL 4	
BAR SERVICE	276 m²
EVENTS ZONE	109 m²
LOUNGE PODS	217 m²
MASSAGE BEDS	45 m²
POOL	560 m²
POOL LOUNGE	314 m²
	1522 m²
Grand total: 36	9359 m²

F&D (FOOD & DRINK)	AREA
LOWER GROUND FLOOR	
BAR SERVICE	93 m²
F + D DINING	494 m²
POOL BAR	38 m²
WHISKEY BAR	619 m²
	1244 m²
1 UPPER GROUND FLOOR	
COFFEE SHOP	178 m²
	178 m²
Grand total: 5	1422 m²

PRIVATE AREAS	AREA
LOWER GROUND FLOOR	
GOLD VERTICAL GARDEN	265 m²
	265 m²
LEVEL 1	
GOLD LOUNGE BAR	425 m²
GOLD RECEPTION	53 m²
	478 m²
Grand total: 3	743 m²

Rev.	Date	Description	Iss.	Appr.
A	14/08/2020	PRE-DA CLIENT SUBMISSION	ST	ME
B	27/08/2020	PRE-DA SUBMISSION	SA	ME
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



Nominated Architect: Anthony Palamara QLD ARN 5628
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Project Number
219194
Status DA SUBMISSION
Date Plotted 9/2/2020 2:24:36 PM
Date Issued 31/08/2020
Scale 1 : 1000 @A0

Drawing Title
HOTEL PROGRAM

Drawing Number
DA-0910
Revision
1

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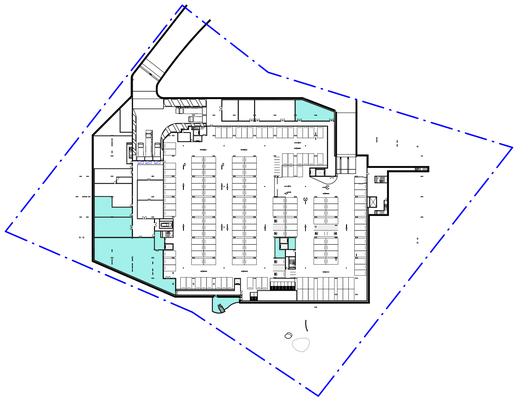
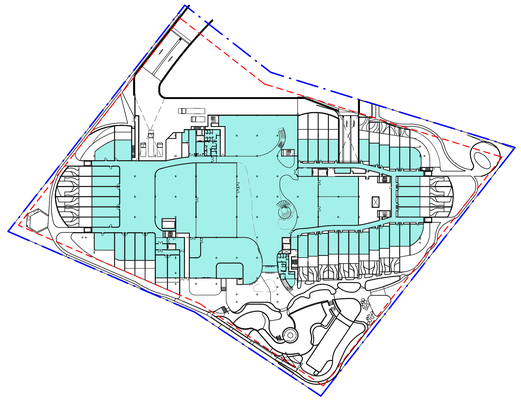
DEVELOPMENT APPLICATION SUBMISSION

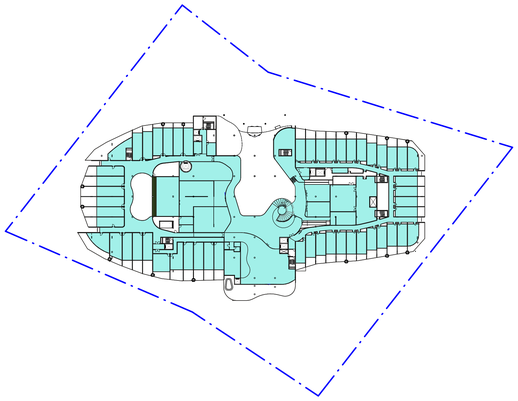


GFA - BASEMENT
1125 m²

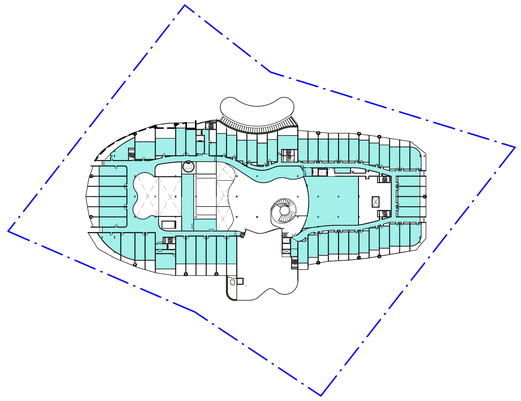


GFA - LEVEL LG
7975 m²

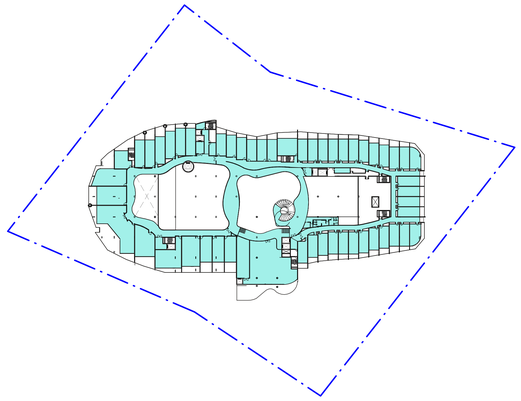
GFA - UG LEVEL
4253 m²



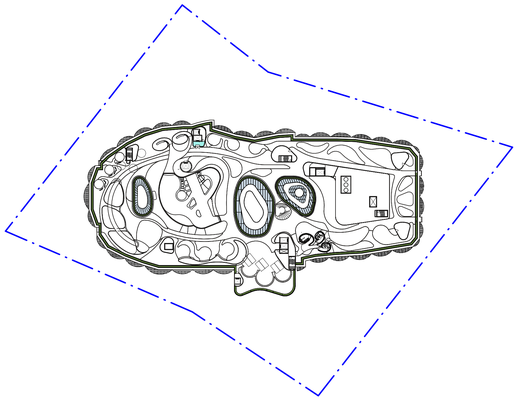
GFA - LEVEL 1
6780 m²



GFA - LEVEL 2
5057 m²



GFA - LEVEL 3
5260 m²



GFA - ROOF LEVEL
11 m²

GFA - TOTAL BY LEVEL

AREA TYPE	AREA
-1 BASEMENT	
BOH	972 m²
CIRCULATION	153 m²
	1125 m²
0 LOWER GROUND FLOOR	
1 BED	64 m²
2 BED	145 m²
AMENITY	173 m²
BOH	39 m²
CIRCULATION	2532 m²
F+D	1113 m²
GOLD ROOMS	673 m²
KITCHEN	681 m²
LEISURE	1386 m²
STANDARD ROOM	1171 m²
	7975 m²
1 UPPER GROUND FLOOR	
1 BED	263 m²
BOH	156 m²
CIRCULATION	1216 m²
F+D	178 m²
GOLD ROOMS	1123 m²
KITCHEN	55 m²
STANDARD ROOM	1262 m²
	4253 m²
LEVEL 1	
1 BED	254 m²
BOH	529 m²
CIRCULATION	2012 m²
GOLD LOUNGE BAR	423 m²
GOLD RECEPTION	53 m²
GOLD ROOMS	1124 m²
KITCHEN	90 m²
LEISURE	861 m²
SPECIALTY	167 m²
STANDARD ROOM	1265 m²
	6780 m²

GFA - TOTAL BY LEVEL

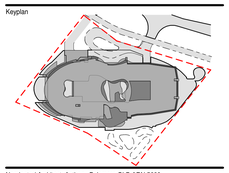
AREA TYPE	AREA
LEVEL 2	
1 BED	254 m²
2 BED	218 m²
BOH	248 m²
CIRCULATION	1359 m²
GOLD ROOMS	904 m²
LEISURE	541 m²
STANDARD ROOM	1533 m²
	5057 m²
LEVEL 3	
1 BED	190 m²
2 BED	72 m²
BOH	117 m²
CIRCULATION	1658 m²
GOLD ROOMS	393 m²
KITCHEN	111 m²
LEISURE	371 m²
PRESIDENTIAL	587 m²
ROYAL	225 m²
STANDARD ROOM	1534 m²
	5260 m²
LEVEL 4	
CIRCULATION	11 m²
	11 m²
Grand total: 351	30462 m²

Definition of Gross Floor Area – Douglas Shire Council Planning Scheme 2018

Gross floor area*	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.

Rev.	Date	Description	Iss.	Appr.
A	27/08/2020	PRE-DA SUBMISSION	SA	ME
1	31/08/2020	DA SUBMISSION	SA	ME

Keyplan



Nominated Architect: Anthony Palamara QLD ARN 5628
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Project Number
219194

Status: DA SUBMISSION
Date Plotted: 8/28/2020 4:28:23 PM
Date Issued: 31/08/2020
Scale: As indicated @A0

Drawing Title
DETAILS
GFA CALCULATIONS

Drawing Number
DA-0920
Revision
1

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Appendix H – Traffic Impact Assessment